120.0	0010	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,900 / 720,900
					USE VALUE:	720,900 / 720,900
					ASSESSED:	720,900 / 720,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST. LAURENT BEATRICE
Owner 2:	
Owner 3:	
Street 1:	83 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1859 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7811.000	255,800	7,100	458,000	720,900
Total Card	0.179	255,800	7,100	458,000	720,900
Total Parcel	0.179	255,800	7,100	458,000	720,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.79 | /Parcel: 387.79

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77623
GIS Ref	
GIS Ref	
Insp Date	10/22/18

!9318!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,800	7100	7,811.	458,000	720,900		Year end	12/23/2021
2021	101	FV	246,400	7100	7,811.	458,000	711,500		Year End Roll	12/10/2020
2020	101	FV	246,400	7100	7,811.	458,000	711,500	711,500	Year End Roll	12/18/2019
2019	101	FV	240,100	7400	7,811.	458,000	705,500	705,500	Year End Roll	1/3/2019
2018	101	FV	240,100	7400	7,811.	392,600	640,100	640,100	Year End Roll	12/20/2017
2017	101	FV	240,100	7400	7,811.	366,400	613,900	613,900	Year End Roll	1/3/2017
2016	101	FV	240,100	7400	7,811.	314,100	561,600	561,600	Year End	1/4/2016
2015	101	FV	199,800	7700	7,811.	281,400	488,900	488,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:51:45

LAST REV

Date	Time
09/03/19	11:32:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9318

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAALFS GREGORY	1172-92		6/6/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	77623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2015	455	Insulate	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Meas/Inspect	189	PATRIOT
4/14/2000	Inspected	263	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7811		Sq. Ft.	Site		0	70.	0.84	4									458,029						458,000	

Total AC/HA:	0.17932	Total SF/SM:	7811	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,029	Spl Credit		Total:	458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	135.391
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370746
Depreciation:	114931
Depreciated Total:	255815

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

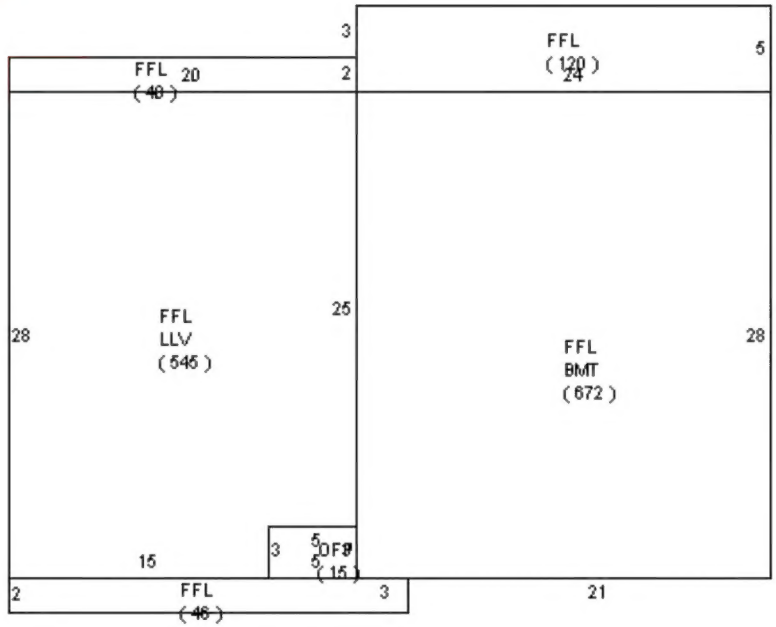
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.39
Special Features:	0	Val/Su Net:	96.35
Final Total:	255800	Val/Su SzAd	179.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,423	135.390	192,662
BMT	Basement	672	40.620	27,295
LLV	Lower Level	545	97.480	53,128
OFP	Open Porch	15	44.130	662

Net Sketched Area:	2,655	Total:	273,747
Size Ad	1423	Gross Area	2655	FinArea	1859
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0010-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1670	0.00	T	40	101						
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400
19	Patio	D	Y	1	8X44	A	AV	1970	3.32	T	39.2	101			700			700

More:	N	Total Yard Items:	7,100	Total Special Featues:		Total:	7,100